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WARRANTY DEED
Statutory Short Form

018935

NO TRANSFER
TAX PAID

I, JOHN B. DONATO of Leominster, County of Worcester and State of Massachusetts, for consideration paid, grant to JOSEPH M. DONATO of Waterville, County of Kennebec and State of Maine, and JOHN P. DONATO of Houlton, County of Aroostook and State of Maine, whose mailing address is c/o Joseph M. Donato, 6 Westview Street, Waterville, Maine, 04901, with Warranty Covenants as joint tenants and not as tenants in common, all my right, title and interest in the land situate in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

THE UNIT known as Unit 13 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017, as supplemented by the plat filed in Plan File #E-88071. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987 and recorded in said registry in Book 3207, Page 112 and by Amendment dated April 19, 1988 and recorded in said Registry in Book 3334, Page 262 and the same are incorporated by reference herein. The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87018, E-87019 and E-87020 as supplemented in #E-88072, #E-88073, #E-88074 and #E-88075.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING all and the same premises acquired by Joseph M. Donato, John B. Donato, and John P. Donato by Warranty Deed from Joseph M. Donato and John B. Donato dated September 23, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3433, Page 91.

WITNESS my hand and seal this ⁷⁷16 day of August, 1990.

Signed, Sealed and Delivered
in the presence of:

Donald L. Figoletto

John B. Donato

John B. Donato

STATE OF MASSACHUSETTS
COUNTY OF Worcester

Dated:

August 16, 1990

Then personally appeared the above named John B. Donato and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Donald L. Figoletto
Notary Public

Print Name Donald L. Figoletto

My Commission Expires 5-11-1995

RECEIVED KENNEBEC CO. REGISTRY
1990 AUG 27 AM 9:00
JAMES R. BROWN
REGISTER OF DEEDS